



**CITY OF ROCKLIN**  
**MINUTES OF**  
**REGULAR MEETINGS**  
**OF THE**  
**ROCKLIN CITY COUNCIL,**  
**ROCKLIN REDEVELOPMENT AGENCY**  
**AND**  
**ROCKLIN PUBLIC FINANCING AUTHORITY**

**05/09/2006**

**TIME: 6:00 PM**

**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.ci.rocklin.ca.us](http://www.ci.rocklin.ca.us)**

---

**SPECIAL CITY COUNCIL WORKSHOP 6:00 P.M.**

Mayor Magnuson called the Special Workshop to order at 6:05 p.m.

**1. Government Center Conceptual Plan**

Director of Community Services & Facilities, Mark Riemer, introduced Curtis Twang who presented the Government Center Conceptual Plan. He stated there are four phases to the plan. Phase one relocates Finn Hall, adds a new front to Fire Station #1, and removes the back portion of the fire station. Phase two develops parking to service Finn Hall and the fire station, and adds a 30,000 square foot library. Phase three develops a new administration building on the corner of Grove Street and adds parking to service the administration building and the EOC room at the Police Department. The new administration building could include new council chambers. Phase four includes the fire station being relocated and use of the pad for another building.

After the City Council viewed the alternatives for the Government Center, Fire Chief, Bill Mikesell, reported that relocating Fire Station #1 would most likely result in the need for two new fire stations to serve the east portions of Rocklin. He introduced Battalion Chief, John Shelton, who discussed fire response districts and response times. Chief Mikesell stated that the best option is to construct a new Fire Station #1 in the south/central part of Rocklin somewhere on Pacific. The potential site for Fire Station #5 should be on Sierra College Boulevard, across from the new football stadium. Fire's recommendation is to consider two new fire stations which will provide adequate coverage for fire, rescue, and medical response.

Council briefly commented that since the number one priority is public safety, building two fire stations does make sense. Staff will put together information on where to go from here. Council also gave direction to move forward to develop an implementation strategy for the Government Center Plan. They agreed with the Government Center alternative discussed at the workshop.

## **2. Presentation on the Central Rocklin Drainage Master Plan**

Engineering Services Manager, Larry Wing, reported on the Central Rocklin Drainage Master Plan concept. He stated the plan is broken into areas and describes what improvements are recommended for each area. The cost is \$8.5 million for the improvements. The plan will be presented to the City Council for adoption at a future date.

Mayor Magnuson adjourned the Special Workshop at 7.09 p.m.

### **INTRODUCTION**

1. Meeting called to order at 7:32 p.m.
2. Mayor Magnuson led the Pledge of Allegiance.
3. Roll Call:
  - A. Councilmembers: Kathy Lund, Peter Hill, Brett Storey, Ken Yorde, Mayor George Magnuson
  - B. Agency Members: Mrs. Lund, Mr. Hill, Mr. Storey, Mr. Yorde, Chairman George Magnuson
  - C. City Personnel: Carlos Urrutia, City Manager  
Russell Hildebrand, City Attorney  
Crystal Hodgson, Deputy City Attorney  
Rob Braulik, Assistant City Manager  
Judy LaPorte, Admin Services Director  
Terry Richardson, Director of Community Dev.  
Sherri Abbas, Planning Services Manager  
Laura Webster, Senior Planner  
Pete Guisasola, Chief Building Official  
Larry Wing, Engineering Services Manager  
Kent Foster, Director of Public Works  
Mark Siemens, Chief of Police  
Dan Ruden, Police Captain  
Mark Riemer, Director of Community Serv. & Fac.  
Tim Palmer, Battalion Chief  
Kurt Snyder, Battalion Chief  
Bart Petitclerc, Battalion Chief  
Colleen Laubinger, Management Analyst  
Barbara Ivanusich, Deputy City Clerk
  - D. Agency Personnel: Carlos Urrutia, Executive Director

Russell Hildebrand, General Counsel  
Barbara Ivanusich, Secretary

## **AGENDA REVIEW**

### **4. Agenda Modifications**

Mayor Magnuson, added Item 34.A. regarding Reports from City Officials regarding Reimbursable Expenses under "Reports from City Officials." Council pulled Consent Calendar – Items 18, 21, 26 and 27 to be heard after the Consent Calendar.

## **CONSENT CALENDAR**

All items listed under CONSENT CALENDAR are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a member of the Council or a citizen so requests. If such a request is made, the item shall be removed from the consent calendar and considered in the normal sequence on the agenda.

5. City Council & Redevelopment Agency Meeting Minutes of April 25, 2006
6. Accounts Paid List of April 2006
7. Building Department Monthly Inspection Report & Monthly Report/March 2006
8. Comm. Serv. & Facilities Monthly Facility Rental Report/March 2006
9. Fire Department Monthly Report/March 2006
10. Police Department Monthly Management Report/March 2006
11. Department of Public Works' Monthly Report/March 2006
12. Treasurer's Report of March 2006
13. Quarterly Training Reports January-March 2006 (Administration, Community Development, Community Services & Facilities, Fire, Public Works)
14. Second Reading & Publication: Ordinance No. 911 of the City Council of the City of Rocklin Amending Chapter 3.32.050 of the Rocklin Municipal Code Relating to Service Fees
15. Resolution No. 2006-131 of the City Council of the City of Rocklin Ratifying Reso. No. 2006-131 Congratulating City Clerk Sandi Davies on Her Retirement

16. Resolution No. 2006-146 of the City Council of the City of Rocklin Authorizing the City Manager to Execute an Agreement Relating to Remediation of Public Nuisances on the Real Property Located at 4850 Pacific Street, Rocklin, California (Kirchgestner)
17. Resolution No. 2006-147 of the City Council of the City of Rocklin Supporting the NALC National Food Drive
19. Resolution No. 2006-148 of the City Council of the City of Rocklin Accepting the Public Work Known as Rocklin Corporate Center (SD-2002-01), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Rocklin Corporate Center, LLC, a California Corporation)
20. Resolution No. 2006-149 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 1 to the Lease and Maintenance Agreement for Copiers (DocuWare Inc. & General Electric Capital Corporation)
22. Resolution No. 2006-151 of the City Council of the City of Rocklin Authorizing the City Manager to Submit Claims for Transportation Development Funds
23. Resolution No. 2006-152 of the City Council of the City of Rocklin Authorizing the City Manager to Enter into an Agreement for Business License Software and Services with HdL Software, LLC (HdL Agreement for Business License Services)
24. Resolution No. 2006-153 of the City Council of the City of Rocklin Declaring Conditions at Locations within the City of Rocklin to be a Public Nuisance, Ordering Weed Abatement of Same and Setting the Date and Time for a Protest Hearing
25. Resolution No. 2006-154 of the City Council of the City of Rocklin Approving an Amendment to the Dedication Agreement Between the City of Rocklin and Kobra Properties and Accepting Revised Easements (Sierra College/I-80 Interchange Project Acquisitions)

Motion to approve the Items 5 through 17, 19 through 20, and 22 through 25 on the Consent Calendar by Councilmember Yorde, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Yorde, Storey, Hill, Lund, Magnuson
Noes:	None
Absent:	None
Abstain:	None

Council then addressed Items 18, 21, 26 and 27.

18. Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 7 to the Consultant Services Agreement for Design Services for Sierra College Blvd., at Interstate 80 (Omni-Means, Ltd.)

Larry Wing, Engineering Services Manager, requested this item be continued to May 23, 2006.

21. Resolution No. 2006-150 of the City Council of the City of Rocklin Accepting the Public Work Known as Construction of Tubular Steel Fence Adjacent to Open Space Near Park Drive and Stanford Ranch Road and Park Drive and Quarry Way, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Arrow Fence Company)

Councilmember Storey publicly thanked City staff and Arrow Fence for the great job on the tubular fence in the open space area making it look like a wildlife preserve. Secondly, he requested Council come back to discuss the possibility of putting the same type of fencing from Twin Oaks Elementary School across the park behind where the tennis courts will be located. Councilmember Hill suggested it be discussed during the budget process.

Motion to approve Item 21 by Councilmember Storey, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes:	Storey, Lund, Hill, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

26. Resolution No. 2006-155 of the City Council of the City of Rocklin Declaring May 15 - 21, 2006 as Police Week and May 15, 2006 as Peace Officers' Memorial Day in the City of Rocklin

Councilmember Storey publicly thanked Chief Siemens for allowing Councilmember Yorde and him to attend the Peace Officers' Memorial. Chief Siemens was the keynote speaker for the California Police Officers' Memorial who gave a tremendous speech touching the hearts of many.

Motion to approve Item 26 by Councilmember Storey, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Storey, Yorde, Hill, Lund, Magnuson
Noes:	None
Absent:	None
Abstain:	None

27. Highlands Units No. 3 and 4 (SD-92-01A)

- A. Resolution No. 2006-156 of the City Council of the City of Rocklin Accepting and Directing the Recordation of a Grant of Access Easement (The Highlands Unit No. 3 and 4 - SD-92-01A)
- B. Resolution No. 2006-157 of the City Council of the City of Rocklin Accepting and Directing the Recordation of a Grant Deed (Highlands Units No. 3 and 4 (SD-92-01A) Lots A, B, C, D, E, F, G, and I
- C. Resolution No. 2006-158 of the City Council of the City of Rocklin Accepting Grant of Open Space and Conservation Easement (Hillside and Bluff Protection) The Highlands Unit 3 and 4 (SD-92-01A)
- D. Resolution No. 2006-159 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Agreement Relating to Flood and Drainage Control (The Highlands Unit No. 3 and 4 (SD-92-01A)) Elliott Homes, Inc. an Arizona Corporation
- E. Resolution No. 2006-160 of the City Council of the City of Rocklin Approving and Authorizing Execution of a Subdivision Landscaping Agreement/The Highlands Unit No. 3 and 4/SD-92-01A
- F. Resolution No. 2006-161 of the City Council of the City of Rocklin Approving the Final Map of the Highlands Unit No. 3 and 4 (SD-92-01A) and Approving and Authorizing Execution of a Subdivision Improvement Agreement

Councilmember Lund stated she has a conflict of interest on Item 27.

Motion to approve Item 27 by Councilmember Storey, seconded by Councilmember Hill.  
Passed by the following roll call vote:

Ayes:	Storey, Hill, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	Lund

#### **CITIZENS ADDRESSING THE CITY COUNCIL**

Members of the public may address the City Council at this time on any item of business of interest to the public that is not on the agenda. Speakers are limited to five minutes unless the time is extended by the presiding officer. Council members may briefly respond to statements made or questions asked by a speaker, but may not make any decisions or take action on any item not on the agenda.

**28. NAME & ADDRESS**

Chris Hardy, 5419 Second Street, discussed issues with trains and blowing horns at night. City Manager Urrutia stated that the Council has discussed this a number of times. There are two alternatives that were looked into and are still being looked into. One alternative is the horns at the crossing. The City is waiting on some rule making to be completed at the Federal Transportation Commission having to do with the decibel level for horns. The second alternative constructs gates across the entire track which establishes a quiet zone. The problem with this option is it very expensive. The City has requested federal funding, but recently learned that federal funding is going to be few and far between. Carlos Urrutia suggested the City discuss the issues with the railroad for some short term solutions.

Larry Menth, 5825 Pebblecreek Drive, is concerned about the fire danger in the greenbelt at Pebblecreek Park. As it is not owned by the City, he asked if there is a mechanism by which the City can ensure that the area is mowed. Mayor Magnuson responded that the City would check into it.

**RESOLUTIONS**

29. Resolution No. 2006-162 of the City Council of the City of Rocklin Amending Various Sections of Resolution No. 2005-210 which Adopted Rules, Regulations, Benefits and Policies Relating to Employee Relations Between the Management Employees and the City

City Manager Urrutia reported that the proposal addresses three key issues: 1) the ability to attract and retain employees, 2) compensation, and) the long-term impacts of employee health care. In exchange, management agreed to a control on medical insurance premiums paid by the City.

Motion to approve by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Hill, Storey, Lund, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

30. Resolution No. 2006-163 of the City Council of the City of Rocklin Amending Exhibit A of Resolution No. 2006-108 Relating to Management Employees Salary Schedule

Motion to approve by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Lund, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: None

31. Resolution No. 2006-164 of the City Council of the City of Rocklin Amending Various Sections of Resolution Nos. 2005-209 and 2006-39 which Adopted Rules, Regulations, Benefits and Policies Relating to Employee Relations Between the Confidential Employees and the City

Motion to approve by Councilmember Hill, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes: Hill, Lund, Storey, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: None

32. Resolution No. 2006-165 of the City Council of the City of Rocklin Authorizing Paying and Reporting the Value of Employer Paid Member Contributions to CalPERS

Motion to approve by Councilmember Hill, seconded by Councilmember Lund. passed by the following roll call vote:

Ayes: Hill, Lund, Storey, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: None

## **REPORTS FROM CITY OFFICIALS**



33. Heritage Park Project - Pete Guisasola

Pete Guisasola presented the staff report. The Recreation Commission supports the general concept of Heritage Park. The Commission requests:

- the park as a special use park designation
- the planning and budget proposals be brought to the Commission for their review
- that a public restroom facility be incorporated into Phase I of the project

Discussion on restroom hours and cost. Councilmember Lund asked how the Historical Society will help with the cost of the restroom. Gene Johnson, 5200 Fifth Street, responded that with volunteer help he thought the cost could be cut.

Consensus from Council supporting the project.

34. Blue Oaks Town Center Design Review Substantial Compliance - Mervyn's Building

Sherri Abbas, Planning Services Manager, presented the staff report. The developer requested a design review compliance from the Planning Commission to change the architecture of the approved building. The Planning Commission did not feel that the proposed Mervyn's building was in substantial compliance and unanimously rejected the applicant's request for substantial compliance determination. The applicant has requested Council consideration.

Mayor Magnuson stated for the record that he met with Mervyn's and went over their proposals as did Councilmembers Storey, Yorde, and Hill, on separate occasions as to not violate the Brown Act. Councilmember Lund stated she met with staff.

Solomon Ets-Hokin, Director of Real Estate for Mervyns, spoke briefly about Mervyns. The current design is difficult for Mervyns for two reasons: 1) the branding isn't right and 2) the cost increment associated with building the store front is \$1 million more than their budget. Mr. Maitlan, their architect, has worked very hard to present the most accommodating and best design that they can put forth. Craig Maitlan, SSOE Architects Engineers, then presented a PowerPoint presentation regarding the store front design.

Larry Menth, 5825 Pebble Creek Drive, stated he is on the Planning Commission, but doesn't represent the Planning Commission this evening. The project is a lifestyle center that incorporated the interests of the community. The project presented this evening is substantially different. It uses the Sportsman facility as a template for the purposes of design. When Sportsman was originally approved, it was referenced as a bridging structure between the original design that was approved and the R.C. Willey structure that is finished. This bridging structure has become a template. He believes that is inappropriate given what has transpired in the past. He would urge the City Council to

deny substantial compliance. If Council is inclined to approve substantial compliance, he would request that the applicant be sent back to the Planning Commission for design review on this particular structure.

Mayor Magnuson stated it is not very often that Council has something come to Council that has been in front of the Planning Commission that has been denied and an appeal is requested. The Planning Commission does a great job. The project is somewhat different in the outside appearance than what was originally approved. The building has character and blends in with other buildings. He believes the building is in compliance. The applicant has made substantial changes at Council's request. Mayor Magnuson said he intended to support the applicant's appeal.

Councilmember Lund stated the Planning Commission has done a great job in giving the City better product over the last few years. The designs of shopping centers have really improved. This center was originally designed as a lifestyle center when it had different occupants. Times change and occupants change. As times changes, the City has to adjust. She believes the applicant has gone out and added features. Councilmember Lund finds the building in compliance.

Councilmember Yorde stated the Planning Commission does a good job and is generally reluctant to overrule the Planning Commission. Once the trellis and greenscape are added, it becomes an acceptable building. The long-term impacts of a store like Mervyns on revenue to the City is a significant issue. Councilmember Yorde finds the building in compliance.

Councilmember Storey stated from the entryway the top half of the building is only visible, but yet design features have been added all along the building and that is admirable. The fact that the Sportsman Warehouse was able to do a similar type of design opens the door for this to happen. The building is not as originally designed, but the tenants are different and the building is really not that much different than the other phases within this project. He appreciates what the Planning Commission does, but he is not recommending going back to the Planning Commission. Councilmember Storey is in favor of granting the appeal.

Councilmember Hill has been a planning commissioner and councilmember and is concerned about the relation between the Planning Commission and Council. They have done a great job and raised the level of the Planning Commission involvement and raised the level of the quality of the projects. He wants the Planning Commission to be as hard as they know how to be on these projects. He doesn't want them to be involved in trying to second guess the economics of a project. The Planning Commission should focus on the quality of the project and make it better. The applicant has added things to the building that make it more attractive than a plain building. Councilmember Hills grants the appeal, but wanted to touch on the Council/Planning Commission relationship hoping the message gets back that they really do want the best advice. Every once in a while they will disagree.

Motion to grant appeal by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Hill, Storey, Lund, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

34.A. Reports from City Official for Reimbursable Expenses added by Mayor Magnuson.

Councilmember Storey attended Cap-to-Cap in Washington D.C. He will be reimbursed for some items. He attended several meetings with Congressman Doolittle regarding necessary funding for the Sierra College Boulevard Interchange, cable t.v. concerns, air quality issues that pertain to our region, and open space concerns throughout the country.

Councilmember Lund also attended Cap-to-Cap. She is Chairman of the Placer County Transportation Planning Agency, but represented both the Agency and the City. She met with Congressman Doolittle's office three times; once as a representative of the Metro Chamber, once as the City, and once as the PCTPA. She also met with the Chief of Staff for Congressman Young, head of the Transportation Committee; Graham Hill, Staff Director for Subcommittees on Highways; Jennifer, Staff Director for Subcommittee on Railroads; and Chris Thompson from Senator Feinstein's office regarding the Lincoln Bypass.

#### **REDEVELOPMENT AGENCY ACTION**

35. Report from Executive Director - None

36. Resolution No. 2006-290 RDA of the Redevelopment Agency of the City of Rocklin Opposing Assembly Bill AB 2922 (Jones)

Motion to approve by Councilmember Hill, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes:	Hill, Lund, Storey, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

#### **ADJOURNMENT**

- 37. Redevelopment Agency Meeting Adjourned at 8:55 p.m.
- 38. City Council Meeting Adjourned at 8:55 p.m.

---

Barbara Ivanusich, Deputy City Clerk

---

George Magnuson, Mayor